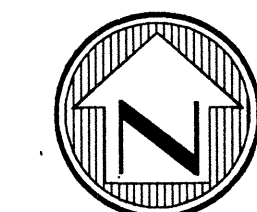
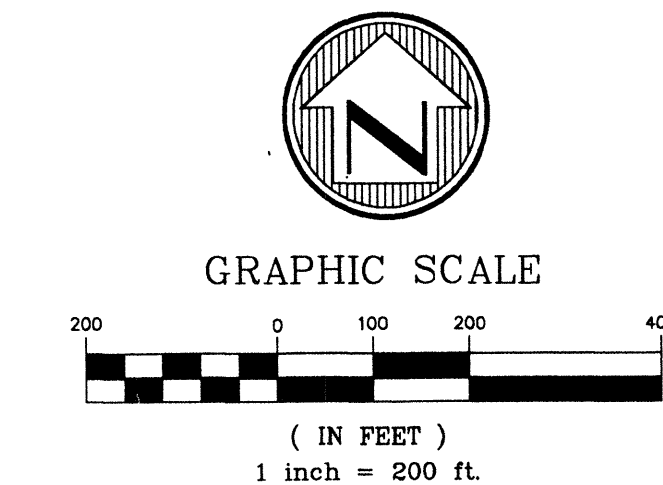


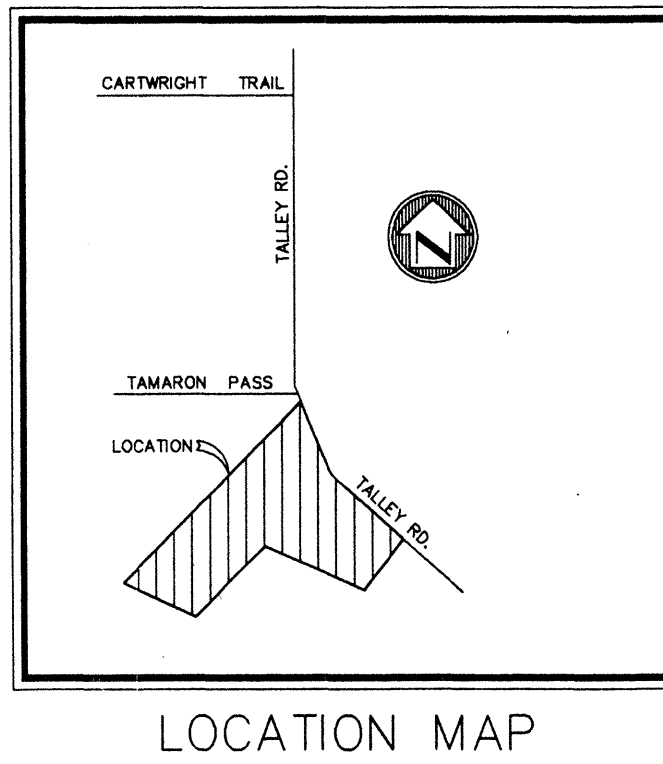
OWNER: BOEHME, ISABELL ETAL

DEVELOPER:
HUGO GUTIERREZ
408 SHILO
LAREDO, TEXAS 78045
956-722-5196



3 - APPROXIMATE NUMBER PHASE
112 - APPROXIMATE NUMBER LOTS (EDU/AC)
1.1 - APPROXIMATE DENSITY

UTILITIES
WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: INDIVIDUAL SEWAGE DISPOSAL
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
May 11, 1999 631
(date) (number)
If no plats are filed, plan will
expire on Nov 5, 2000
1st plat filed on _____



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:
4/13/99 REVISE LOCATION
OF MECHLER

JOB NO. 46617.00
FILE: ~
DATE: 11/30/98
DESIGN: ~
DRAWN: L.R.
CHECKED: ~
SHEET 1 OF 1

P.O.A.D.P. PLAN
for
BECKER RANCH ESTATES

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 12/2/98 Name of POADP: BECKER RANCH ESTATES
Owners: HUGO GUTIERREZ Consulting Firm: W.F. CASTELLA & ASSOC.
Address: 408 SHILO Address: 1030 W HILDEBRAND
LAREDO TX 78045 SA TX 78201
Phone: (956) 722 5196 Phone: 734 5351
Existing zoning: NA: COUNTY Proposed zoning: NA
Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 3 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: NA
Ferguson map grid 576 C5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 120</u>	<u>125.7</u>
Multi-family (MF)	<u></u>	<u></u>
Commercial and non-residential	<u></u>	<u></u>

Is there a previous POADP for this Site? Name NO No.

Is there a corresponding PUD for this site? Name NO No.

Plats associated with this POADP or site? Name No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Steven E. Hanan

Signature: Steven E. Hanan

Date:

Phone:

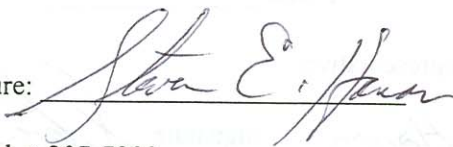
Fax:

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. KHAN

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

RECEIVED
20 MAY 11 AM 7:58
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

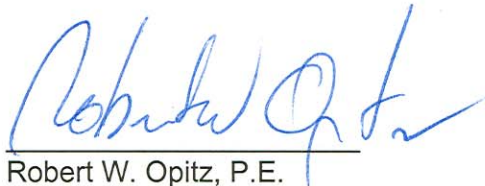
COPIES TO: File

SUBJECT: Becker Ranch POADP Level I T.I.A.

Date: May 10, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Becker Ranch POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 122 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two main access points, one on Talley Rd. and one on Tamaron Park.



Robert W. Opitz, P.E.
Chief Engineer, Development
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer



CITY OF SAN ANTONIO

May 11, 1999

Steven E. Hanan P.E.
W. F. Castella & Assoc.
1039 W. Hildebrand Ave.
San Antonio, TX 78201

Re: Becker Ranch

POADP # 631

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Becker Ranch Subdivision Preliminary Overall Area Development Plan # 631. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Need flood study to determine BFE. LOMR request to FEMA may be required, and the ROW must be maintained outside the 100 year flood plain limits.
- Remaining lot sizes after the flood plan revisions must be greater than .5 acres, i.e. there must be at least half an acre outside the flood plain for a house and an On Site Sanitary Sewer Facility construction.
- A variance will be required at the time of plat submittal, for residential lots fronting on a major thoroughfare.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- The entrance at Tally Road needs a 25' cutback.
- Access will need to be provided to adjacent property owner Isabell Boehme.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncervais", written in a cursive style.

Emil R. Moncervais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1354565

AMT ENCLOSED

50-04-5573
W.F. CASTELLA & ASSOCIATES
1039 W. HILDEBRAND
S.A. TX. 78201

AMOUNT DUE 370.00
INVOICE DATE 12/15/1998
DUE DATE 12/15/1998

PHONE: 000 - 0000

BECKER RANCH
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/15/1998	1354565	50-04-5573	12/15/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/14/1998		CK# 2699	BECKER RANCH
END	12/14/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 12/2/98

To: PLANNING

Project No.: 46680.00 T/LC: 30
Re: BECKER
RANCA
ESTATES P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☒ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>1</u>	<u>1.0/1x11</u>	<u>COPY P.O.A.D.P. App</u>
<u>1</u>	<u>1</u>	<u>CHECK \$370</u>
<u>0</u>	<u>1.24x36</u>	<u>PRINT P.O.A.D.P.</u>

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____
REC. BY: _____
DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]



TRANSMITTAL
LETTER

99 APR 28 PM 2:37

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 4/28/99

To: PLANNING

Project No.: 4661700 T/LC: 10 P

Re: BECKER RANCH
P.O.A.D.P.

ELIZABETH CARROLL

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>11x14</u>	<u>PRINTS</u> <u>POADP</u>
<u>1</u>	<u>11x14</u>	<u>COPY</u> <u>"</u> <u>REDUCTION</u>

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: NOTE: COPY SENT TO:

1) BOB OPITZ

2) BEXAR COUNTY PUBLIC WORKS

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]

Becker (look @ Tamaron)

• TIA

• Bob wants density info

• flood plain

• Talley Road 86'
mech lert 86' (North/South)

• variance will be required
for residential lots fronting
the M.T.P.

• drainage will be addressed
• slope notes

called
Lee
12.16.98
40'

* need 8 1/2" map

Becker Ranch

25' cut back

Assess on Isbell
Boehme
Property

25' cut back at Talley
road

on site Sanitary Sewer Facility

Becker Ranch

- need flood study to
determine BFE.

LUMR request to FEMA
may be required ROW
must maintain 100 yr. flood
plain limits

- Remaining lot sizes after
flood plain revisions must
must be greater than
.5 acres, i.e. there must
be at least 1/2 acre
outside the flood plain
for house + O.S.S.F.
Construction.

- @ entrance at Tally Rd need a 25' cutback.
- provide access to adjoining property
(- aka. a stub out as shown as a map ? please call Mike @ the County - 5-5-99